

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and postcode  
6 Tadema Crescent, Eltham Vic 3095

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,300,000

#### Median sale price

Median price \$1,276,500      Property Type House      Suburb Eltham  
Period - From 01/10/2025 to 31/12/2025      Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 71 Eucalyptus Rd ELTHAM 3095	\$1,210,000	29/09/2025
2 13 Fairdale Ct ELTHAM 3095	\$1,327,000	28/08/2025
3 17 Onkara Ct ELTHAM 3095	\$1,250,000	23/07/2025

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

15/01/2026 12:47

**Property Type:** House**Land Size:** 918 sqm approx[Agent Comments](#)**Indicative Selling Price**

\$1,300,000

**Median House Price**

December quarter 2025: \$1,276,500

## Comparable Properties

**71 Eucalyptus Rd ELTHAM 3095 (REI/VG)****Price:** \$1,210,000**Method:** Private Sale**Date:** 29/09/2025**Property Type:** House**Land Size:** 783 sqm approx[Agent Comments](#)**13 Fairdale Ct ELTHAM 3095 (REI/VG)****Price:** \$1,327,000**Method:** Private Sale**Date:** 28/08/2025**Property Type:** House (Res)**Land Size:** 834 sqm approx[Agent Comments](#)**17 Onkara Ct ELTHAM 3095 (REI/VG)****Price:** \$1,250,000**Method:** Private Sale**Date:** 23/07/2025**Rooms:** 6**Property Type:** House (Res)**Land Size:** 980 sqm approx[Agent Comments](#)

Account - Barry Plant | P: (03) 9431 1243